

CITY OF SAN ANTONIO

Zoning Commission Agenda

Board Room
First Floor, Development Business Service Center
1901 S. Alamo

January 4, 2005
Tuesday, 11:30 A.M.

ZONING COMMISSIONERS

Gilbert Kissling – District 1	Bradley T. Peel – District Mayor
Willie M. Dixon – District 2	Jody Sherrill – District 7
Helen Dutmer – District 3	Dr. Morris A. Stribling – District 8
Henry Avila – District 4	James McAden – District 9
Rita Cardenas-Gamez – District 5	Robert R. Robbins – District 10
Christopher R. Martinez – District 6	
Chairman	

1. **Work Session briefing by staff to discuss zoning case recommendations and other items for consideration on agenda for January 4, 2005, at 11:30 A.M. Tobin Room, 1901 S. Alamo, Development Business Services Center.**
2. Call to Order – Board Room – 1:00 PM.
3. Roll Call.
4. Pledge of Allegiance.
5. Director's Report.
6. Approval of December 7, 2004 and December 21, 2004 Minutes.
7. **ZONING CASE NUMBER Z2004265:** The request of Randy Schumacher, Applicant, for Monterey Adair, Owner(s), for a change in zoning from "R-6" ERZD Residential Single-Family Edwards Recharge Zone District to "C-3NA" ERZD General Commercial District, Nonalcoholic Sales Edwards Recharge Zone District on Lot P-4F, NCB 15671, 18581 Redland Road. (Council District 9)
8. **ZONING CASE NUMBER Z2004258 C:** The request of Annette Aguirre, Applicant, for Annette Aguirre, Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "R-6" C Residential Single-Family District with a Conditional Use for a Professional Office on Lots 21 through 23, Block 42, NCB 1850, 1100 West Woodlawn. (Council District 1)
 - A. Finding of consistency with Master Plan
 - B. Recommendation on zoning change request

9. **ZONING CASE NUMBER Z2004284:** The request of City of San Antonio, Historic Preservation Officer for Good News Missionary Church, Applicant, for Good News Missionary Baptist Church, Owner(s), for a change in zoning to Designate Historic Significant on Lots 5 through 8, Block 4, NCB 6637, 1233 East Highland Boulevard. (Council District 3)

A. Finding of consistency with Master Plan
B. Recommendation on zoning change request
10. **ZONING CASE NUMBER Z2005001:** The request of Mary L. Stewart, Applicant, for Mary L. Stewart, Owner(s), for a change in zoning from “RM-4” Residential Mixed District to “C-1” Light Commercial District on northwestern 158.3 feet and “C-2” General Commercial District on southeastern 220 feet on Lot 9, Block 2, NCB 14702, 9325 Huebner Road. (Council District 8)

A. Finding of consistency with Master Plan
B. Recommendation on zoning change request
11. **ZONING CASE NUMBER Z2005004:** The request of Earl & Associates, P. C., Applicant, for Phelps-Toiton, Inc., Owner(s), for a change in zoning from H “C-3” RIO-5 Historic General Commercial District, River Improvement Overlay to H “MF-33” RIO-5 Historic Multi-Family District, River Improvement Overlay on P-100, NCB 7650, 731 Riverside Drive. (Council District 3)

A. Finding of consistency with Master Plan
B. Recommendation on zoning change request
12. **ZONING CASE NUMBER Z2004285:** The request of City of San Antonio, Historic Preservation Officer for Jon Thompson, Applicant, for Jon Thompson, Owner(s), for a change in zoning to Designate Historic Significant on 0.2433 acres out of NCB 777, 208 West Euclid Avenue. (Council District 1)
13. **ZONING CASE NUMBER Z2004286:** The request of City of San Antonio, Historic Preservation Officer, Applicant, for Carolina R. Trevino, Owner(s), for a change in zoning to Designate Historic Significant on Lots 26 through 33, NCB 2237, 2211 West Salinas. (Council District 1)
14. **ZONING CASE NUMBER Z2005003:** The request of Salah E. Diab, P. E., Applicant, for Seaford Trust, Owner(s), for a change in zoning from “R-6” Residential Single Family District to “C-3” Commercial District on Parcel 13A, Block 1, NCB 15656, 9396 Huebner Road. (Council District 8)
15. **ZONING CASE NUMBER Z2005006:** The request of Baptist University of the Americas, Applicant, for Barrett Brothers Interests, Owner(s), for a change in zoning from “I-1” General Industrial District to “RM-5” Residential Mixed District on 8.53 acre tract of land out of NCB 11186, Interstate 35 South Frontage Road. (Council District 4)
16. **ZONING CASE NUMBER Z2005007:** The request of Jacqueline A. Weeks, Applicant, for Jacqueline A. Weeks, Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “MH” Manufactured Housing District on Lot 257, Block 8, NCB 15624, 5407 Hayden Drive. (Council District 4)

17. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
18. **ADJOURNMENT.**

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 1901 S Alamo. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request.

Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling

207-7245

CASE NO: Z2004258 C

Final Staff Recommendation - Zoning Commission

Date: January 04, 2005

Zoning Commission continuance from December 7, 2004

Council District: 1

Ferguson Map: 616 C1

Applicant Name:

Annette Aguirre

Owner Name:

Annette Aguirre

Zoning Request: From R-6 Residential Single-Family District to R-6 C Residential Single-Family District with a Conditional Use for a Professional Office.

Property Location: Lots 21 through 23, Block 42, NCB 1850

1100 West Woodlawn

The southwest corner of West Woodlawn and Michigan Avenue

Proposal: To operate as a professional office.

Neigh. Assoc. Beacon Hill Neighborhood Association

Neigh. Plan Midtown Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required.

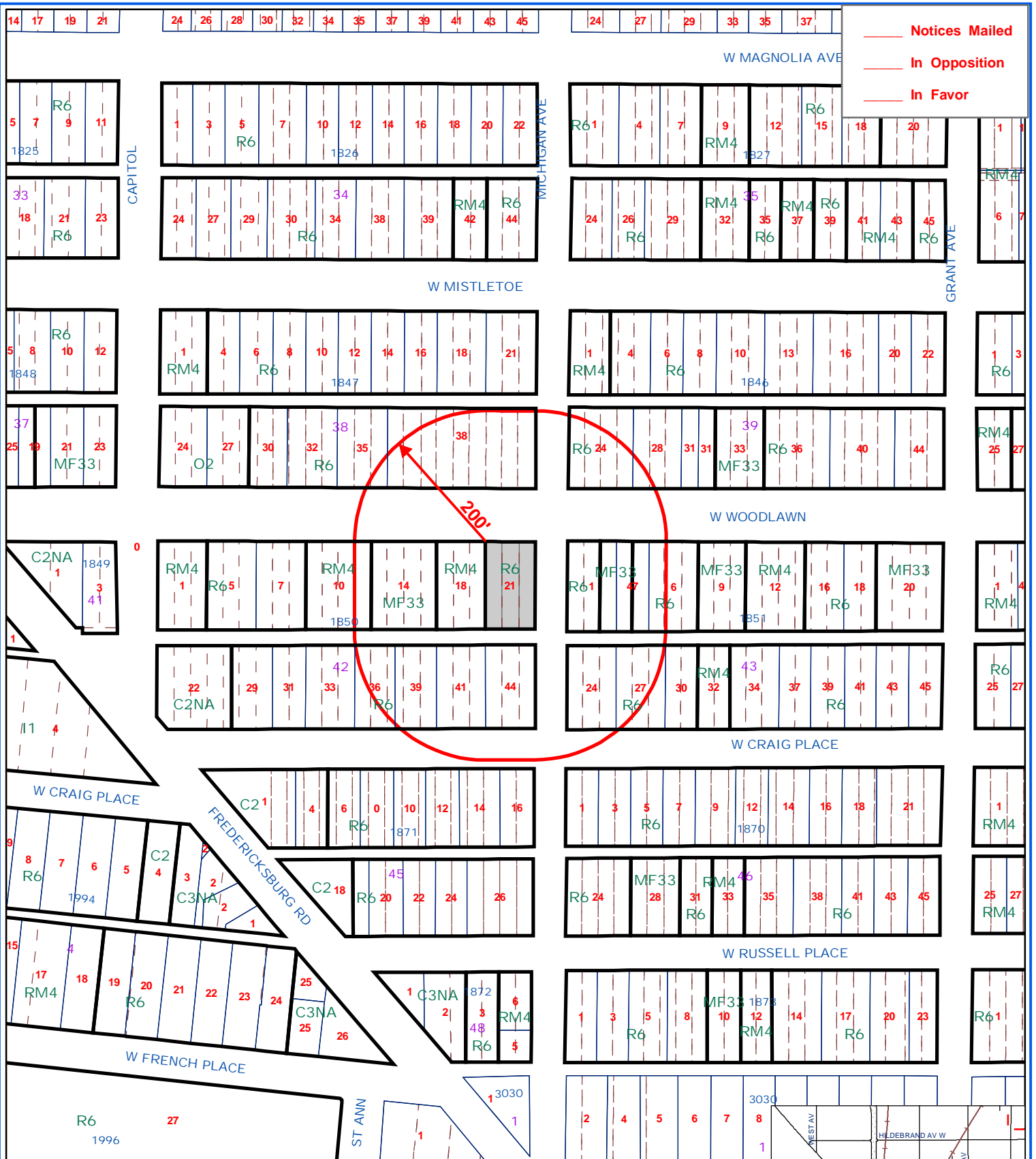
Staff Recommendation:

Consistent.

The land use component for the Midtown Neighborhood Plan calls for medium-density residential. Medium-density residential uses include three and four unit family dwellings and townhouses. Since no change is proposed to the base zoning of R-6, which is consistent with Medium Density Residential land use, a plan amendment is not required.

Denial. The subject property is located on the corner of West Woodlawn and Michigan Avenue. West Woodlawn is a Secondary Arterial, Type B. The subject property is surrounded by a mixture of development including single-family homes, two or more unit dwellings and several office and commercial uses. A church and parking lot are directly across the subject property fronting Woodlawn. Due to the size of the residential structure, 3172 square feet, the office use would require at least 10 parking spaces. If the property owner can provide the appropriate parking spaces staff can support a Residential Single-Family District with a Conditional Use for a Professional Office. Conditional zoning allows the original base zoning of R-6 to be retained if adequate parking can not be provided on the subject property.

CASE MANAGER : Eric Dusza 207-7442



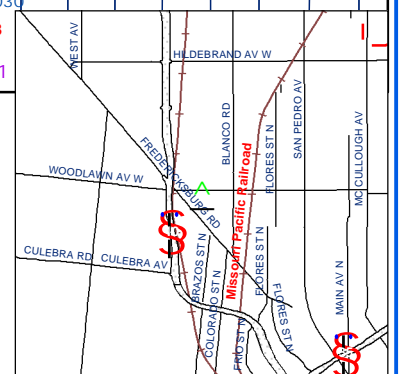
ZONING CASE: Z2004-258 C

City Council District NO. 1
Requested Zoning Change
From: R-6 To: O-1
Date: January 4, 2004
Scale: 1" = 200'

Subject Property
 200' Notification

F-4
p.578

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CASE NO: Z2004265

Final Staff Recommendation - Zoning Commission

Date: January 04, 2005

Continuance from Zoning Commission December 21, 2004

Council District: 9

Ferguson Map: 517 D1

Applicant Name:

Randy Schumacher

Owner Name:

Monterey Adair

Zoning Request: From R-6 ERZD Residential Single-Family Edwards Recharge Zone District to C-3NA ERZD General Commercial District, Nonalcoholic Sales Edwards Recharge Zone District.

Property Location: Lot P-4F, NCB 15671
18581 Redland Road

Proposal: To develop as office use

Neigh. Assoc. Redland Woods Neighborhood Association

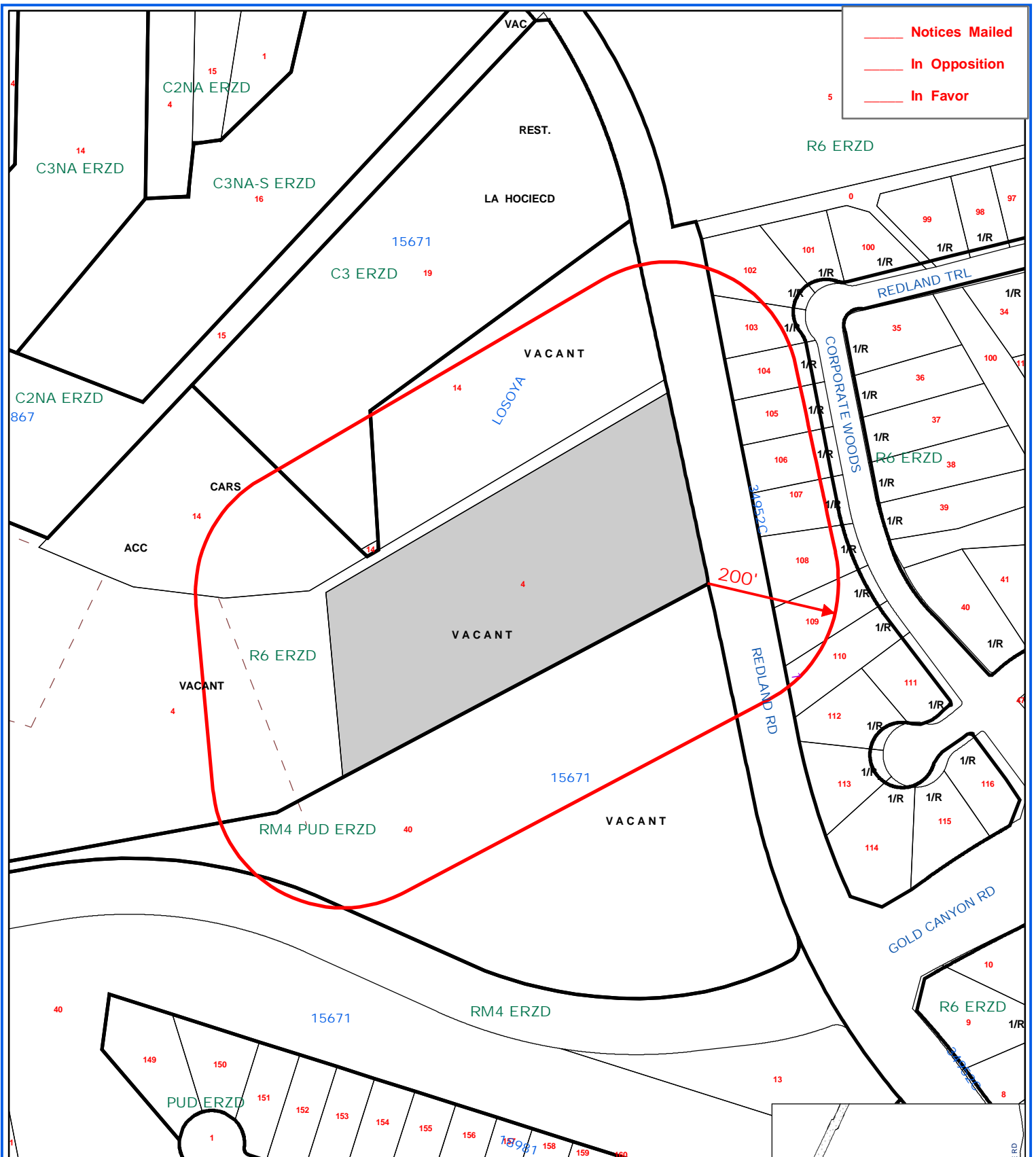
Neigh. Plan None

TIA Statement: A Traffic Impact Analysis (TIA) is not required. A TIA may be required at the plat or building permit level.

Staff Recommendation:

Approval. The subject property is in an area bound by Redland Road to the north and east, and three subdivisions to the west, south and east. This commercial area contains a mix of C-3, C-2 and Residential zoning and uses. The requested zoning is for a low-density office facility. A lot of the intense uses that are normally allowed in C-3 would be prohibited at this location in the ERZD. The request is consistent with the development pattern along this segment of Redland Road. A landscape buffer will be required adjacent to the residential property.

CASE MANAGER : Richard Ramirez 207-5018



ZONING CASE: **Z2004-265**

City Council District NO. 9

Requested Zoning Change

From: R-6 ERZD To C-3NA ERZD

Date: January 4, 2005

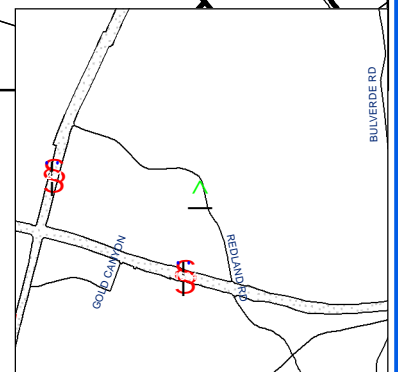
Scale: 1" = 200'

 **Subject Property**

 **200' Notification**



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CASE NO: Z2004284

Final Staff Recommendation - Zoning Commission

Date: January 04, 2005

Council District: 3

Ferguson Map: 651 D1

Applicant Name:

City of San Antonio, Historic Preservation
Officer for Good News Missionary Church

Owner Name:

Good News Missionary Baptist Church

Zoning Request: To Designate Historic Significant

Property Location: Lots 5 through 8, Block 4, NCB 6637

1233 East Highland Boulevard

The south side of East Highland Boulevard between Nopal Street and South Gevers Street

Proposal: The property owner wishes to Designate Historic Significant

Neigh. Assoc. Highland Park Neighborhood Association

Neigh. Plan Highlands Community Plan

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Consistent. The zoning request conforms with the Highlands Community Plan. The plan calls for neighborhood commercial land use. The proposed rezoning does not request a change in the base zoning. Historic Significance is appropriate for neighborhood commercial land use calling for quality urban design, and is supported by plan objectives to enhance the distinctive character of the Highlands neighborhoods through the application of design standards.

Approval. On November 3, 2004 the Historic Design and Review Commission (HDRC) recommended a finding of historic significance for this property. The building qualifies as a City of San Antonio Landmark according to the following criteria of the Historic and Design Section of the Unified Development Code:

- A. it is a visible reminder of the cultural heritage of the community (35-607(b)(1));
- B. its identification as the work of an architect whose individual work has influenced the development of the community and state (35-607(b)(4));
- C. its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials (35-607(b)(5));
- D. its historical, architectural, or cultural integrity of location, design, materials, and workmanship (35-607(b)(8));
- E. the building has come to represent a part of San Antonio's cultural heritage for at least twenty-five years (35-607(c)(2)(a)); and
- F. institutions that provide evidence of the cultural history of San Antonio (35-607(C)(2)(c)).

The property owner is in favor of the proposed zone change.

CASE MANAGER : Eric Dusza 207-7442



ZONING CASE: **Z2004-284**

City Council District NO. 3
Requested Zoning Change
From: R-4 To R-4 HS
Date: January 4, 2005
Scale: 1" = 200'

Subject Property
 200' Notification



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CASE NO: Z2004285

Final Staff Recommendation - Zoning Commission

Date: January 04, 2005

Council District: 1

Ferguson Map: 616 E3

Applicant Name:

City of San Antonio, Historic Preservation
Officer for Jon Thompson

Owner Name:

Jon Thompson

Zoning Request: To Designate Historic Significant

Property Location: 0.2433 acres out of NCB 777

208 West Euclid Avenue

The corner of West Euclid Avenue and Lewis Street

Proposal: The property owner wishes to Designate Historic Significant

Neigh. Assoc. Tobin Hill Neighborhood Association, Tobin Hill Residents Association and Five Points Neighborhood Association (within 200 feet)

Neigh. Plan Tobin Hill Neighborhood Plan

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. While the plan identifies the subject property for commercial uses, the Tobin Hill Plan does not require a finding of consistency. On November 17, 2004 the Historic Design and Review Commission (HDRC) recommended a finding of historic significance for this property. The building qualifies as a City of San Antonio Landmark according to the following criteria of the Historic and Design Section of the Unified Development Code:

- A. it is a visible reminder of the cultural heritage of the community (35-607(b)(1));
- B. its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials (35-607(b)(5));
- C. its historical, architectural, or cultural integrity of location, design, materials, and workmanship (35-607(b)(8)); and
- D. the building has come to represent a part of San Antonio's cultural heritage for at least twenty-five years (35-607(c)(2)(a)).

The property owner is in favor of the proposed zone change.

CASE MANAGER : Eric Dusza 207-7442



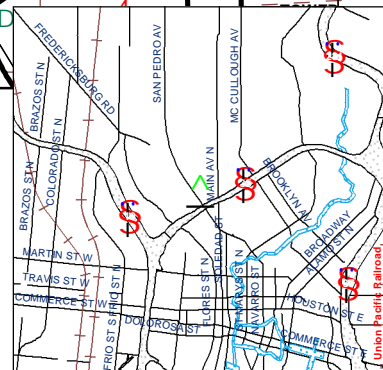
ZONING CASE: **Z2004-285**

City Council District NO. 1
Requested Zoning Change
From: C-2 To C-2 HS
Date: January 4, 2005
Scale: 1" = 200'

Subject Property
 200' Notification



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CASE NO: Z2004286

Final Staff Recommendation - Zoning Commission

Date: January 04, 2005

Council District: 1

Ferguson Map: 616 B4

Applicant Name:

City of San Antonio, Historic Preservation
Officer

Owner Name:

Carolina R. Trevino

Zoning Request: To Designate Historic Significant

Property Location: Lots 26 through 33, NCB 2237

2211 West Salinas

The northwest corner of West Salinas and North Trinity

Proposal: To Designate Historic Significant

Neigh. Assoc. Prospect Hill Neighborhood Association

Neigh. Plan None

TIA Statement: A traffic impact analysis is not required

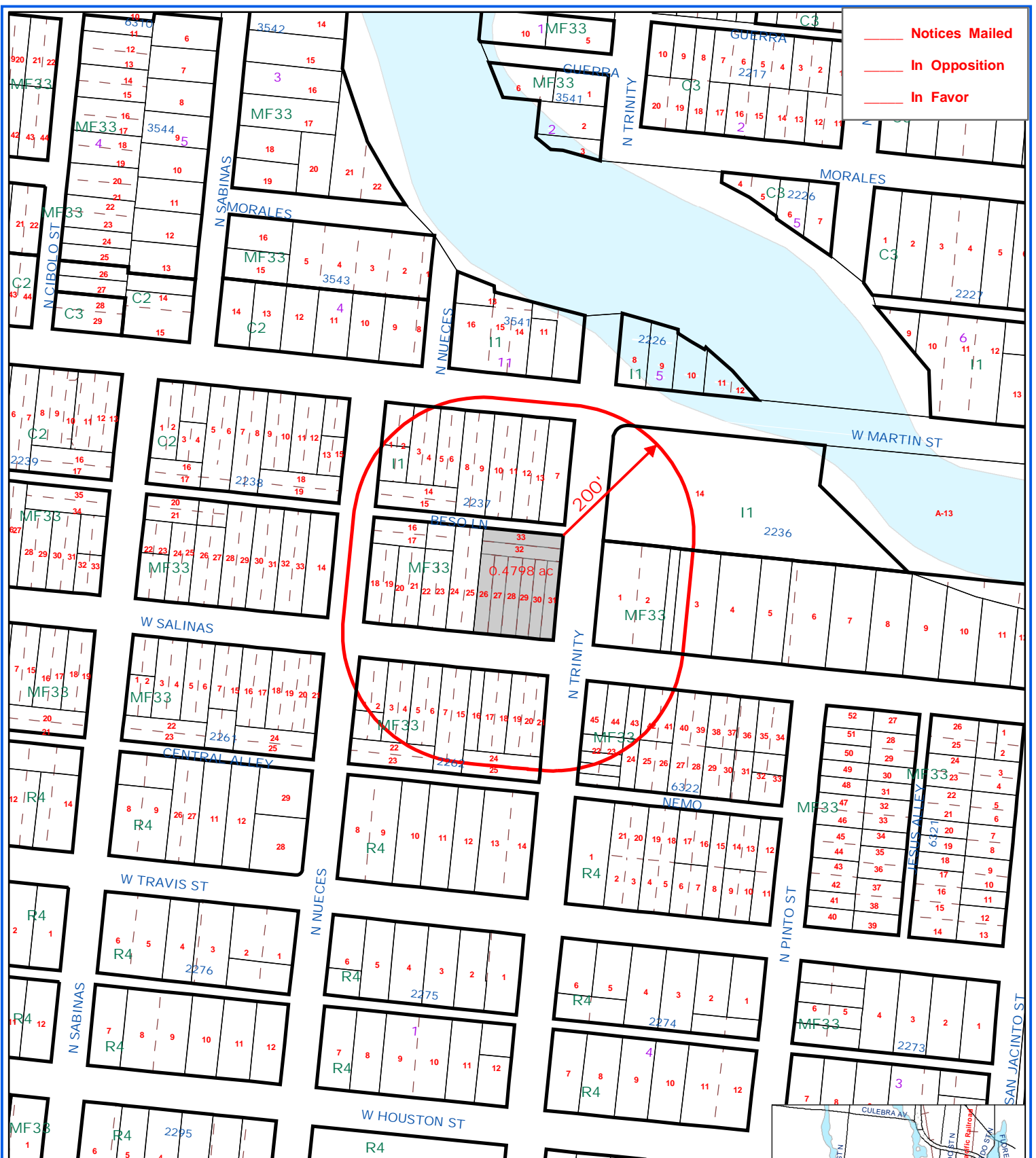
Staff Recommendation:

Approval. On December 1, 2004 the Historic Design and Review Commission (HDRC) recommended a finding of historic significance for this property. The building qualifies as a City of San Antonio Landmark according to the following criteria of the Historic and Design Section of the Unified Development Code:

- A. it is a visible reminder of the cultural heritage of the community (35-607(b)(1));
- B. its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials (35-607(b)(5));
- C. its historical, architectural or cultural character as a particularly fine example of a utilitarian structure (35-607(b)(6));
- D. its historical, architectural, or cultural integrity of location, design, materials, and workmanship (35-607(b)(8)); and
- E. the building has come to represent a part of San Antonio's cultural heritage for at least twenty-five years (35-607(c)(2)(a)).

The property owner is in favor of the proposed zone change.

CASE MANAGER : Eric Dusza 207-7442



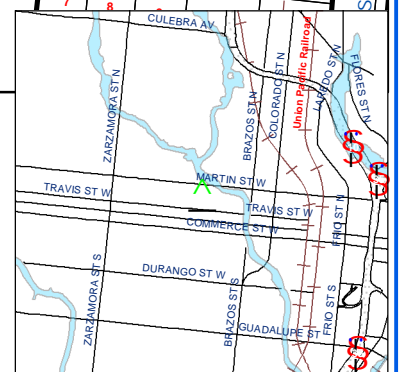
ZONING CASE: Z2004-286

City Council District NO. 1
Requested Zoning Change
From: MF-33 To MF-33 HS
Date: January 4, 2005
Scale: 1" = 200'

Subject Property
200' Notification



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CASE NO: Z2005001

Final Staff Recommendation - Zoning Commission

Date: January 04, 2005

Council District: 8

Ferguson Map: 548 D6

Applicant Name:

Mary L. Stewart

Owner Name:

Mary L. Stewart

Zoning Request: From RM-4 Residential Mixed District to C-1 Light Commercial District on the northwest 158.3 feet and C-2 General Commercial District on the southeast 220 feet.

Property Location: Lot 9, Block 2, NCB 14702

9325 Huebner Road

Across from the intersection of Huebner Road and Floyd Curl Road

Proposal: To sell property for a commercial retail use.

Neigh. Assoc. Oakland Estates Neighborhood Association

Neigh. Plan Oakland Estates Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required. A TIA may be required at the plat and/or the building permit level. Only one access point on Huebner will be allowed in accordance with the UDC (35-506).

Staff Recommendation:

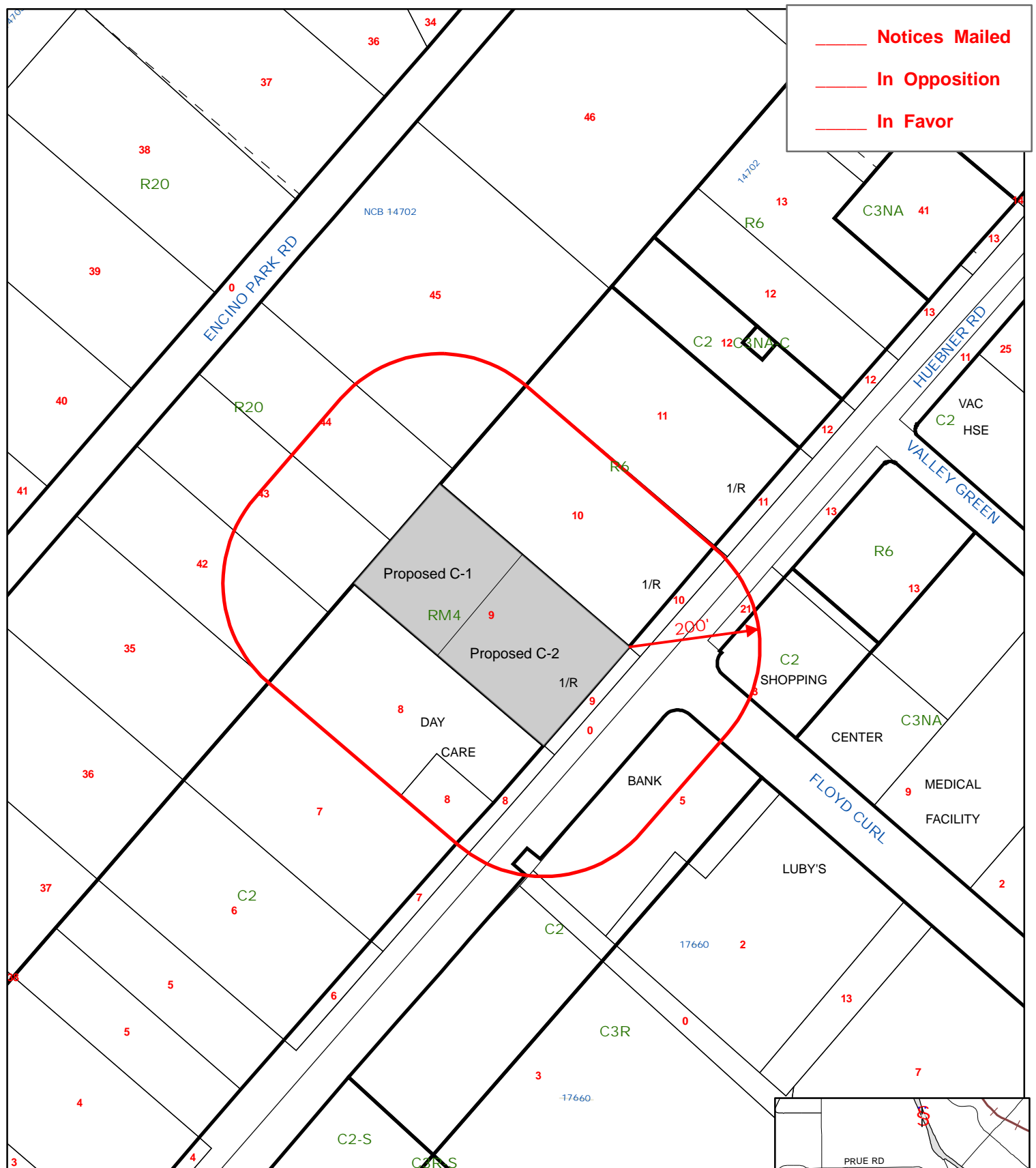
Consistent.

The subject property is located near the Oakland/Huebner intersection and this area is identified in the Plan as a commercial node. C-1 and C-2 zoning would be appropriate in a commercial node.

Approval.

The subject property fronts on a commercial node at the intersection of Huebner Road and Floyd Curl. The property owner is requesting C-1 Light Commercial District to the northwest portion of the property and C-2 General Commercial District to the southeast portion of the property in order to provide a buffer to the residential area that backs up to the site. A Type D buffer will be required between the subject property and the residential property to the rear. This buffer requires a 25-foot buffer in addition to a fence or wall. There is also a creek located in the northwestern portion of the subject property that would limit the commercial development close to the residential area. The surrounding land uses along Huebner Road are primarily commercial. C-1 and C-2 uses would be more appropriate at this location due to the emerging commercial development along Huebner Road.

CASE MANAGER : Robin Stover 207-7945



ZONING CASE: Z2005-001

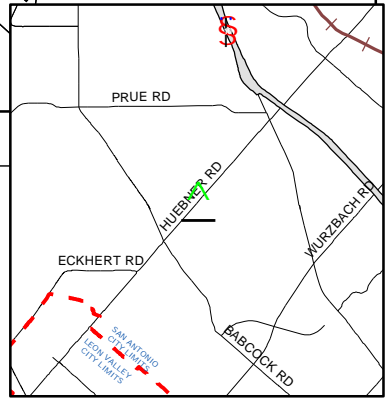
City Council District NO. 8
Requested Zoning Change
From: RM-4 To C-2,C-1
Date: January 4, 2005
Scale: 1" = 200'

 **Subject Property**
 **200' Notification**

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p.548



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(A.Z.)



CASE NO: Z2005003

Final Staff Recommendation - Zoning Commission

Date: January 04, 2005

Council District: 8

Ferguson Map: 548 6D

Applicant Name:

Salah E. Diab, P. E.

Owner Name:

Seaford Trust

Zoning Request: From R-6 Residential Single Family District to C-3 Commercial District.

Property Location: Parcel 13A, Block 1, NCB 15656

9396 Huebner Road

At the intersection of Huebner Road and Valley Green Road

Proposal: To sell surgical and optical goods, and operate as a medical clinic with overnight stay
Neigh. Assoc. Oakland Estates Neighborhood Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Denial.

The subject property fronts on a major thoroughfare, Huebner Road. The property owner is requesting C-3 Commercial District in order to sell medical merchandise and open a clinic with overnight stay limited to one night. C-3 uses are too intense for the area considering the residential properties to the northwest. C-2 Commercial District would be more appropriate at this location and would serve as a buffer between the residential properties to the northwest and the C-3 properties to the southeast. The neighboring land uses along either side of the subject property are retail commercial uses zoned C-2. Properties located along Floyd Curl are primarily used for medical facilities.

CASE MANAGER : Robin Stover 207-7945

CASE NO: Z2005004

Final Staff Recommendation - Zoning Commission

Date: January 04, 2005

Council District: 3

Ferguson Map: 651 B5

Applicant Name:

Earl & Associates, P. C.

Owner Name:

Phelps-Toiton, Inc.

Zoning Request: From H C-3 RIO-5 Historic General Commercial District, River Improvement Overlay to H MF-33 RIO-5 Historic Multi-Family District, River Improvement Overlay.

Property Location: P-100, NCB 7650

731 Riverside Drive

Southwest side of Riverside Drive between VFW Boulevard and South Presa Street

Proposal: Multi-Family Development

Neigh. Assoc. Mission San Jose/East Pyron Symphony

Neigh. Plan South Central San Antonio Community Plan

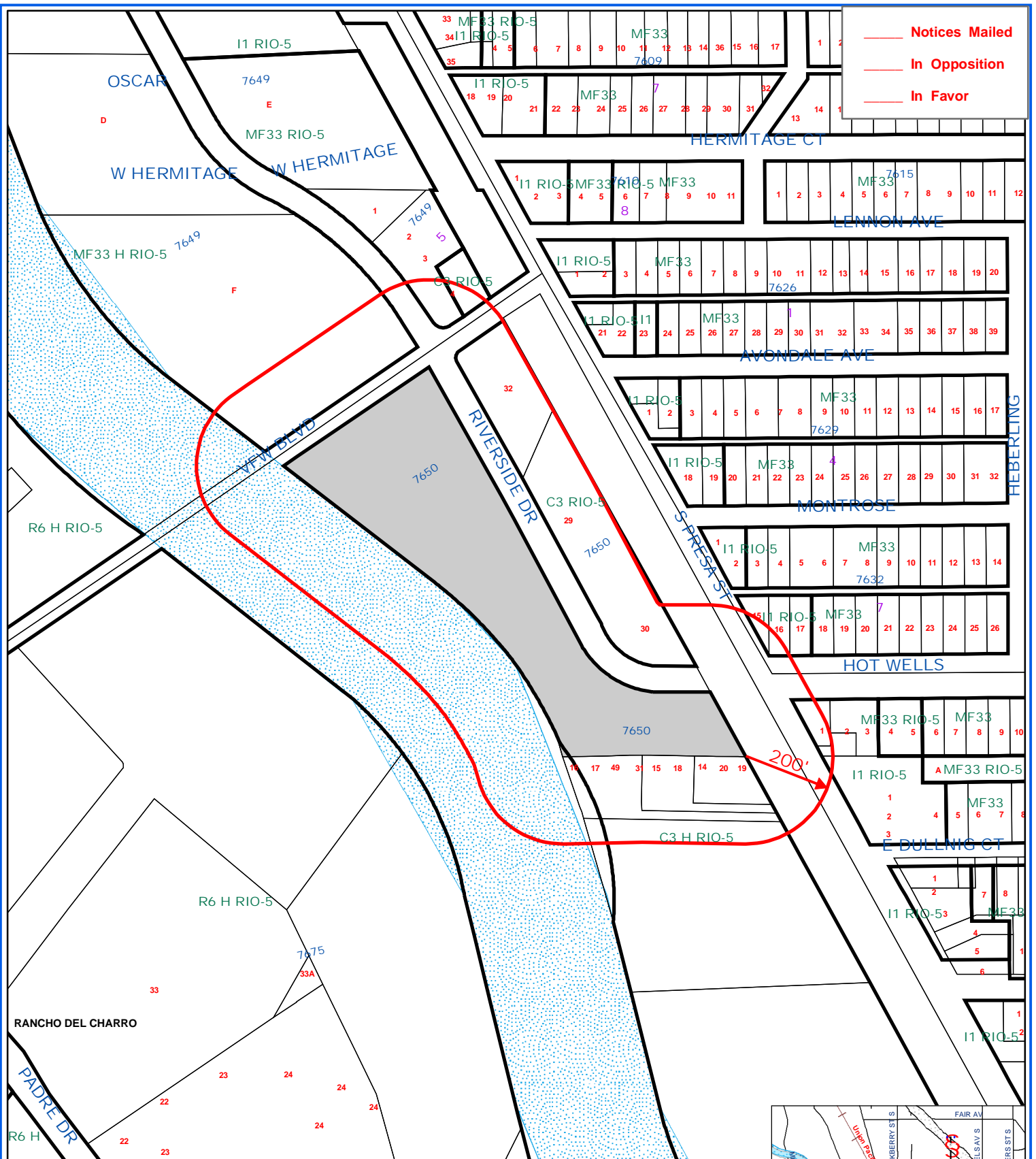
TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Consistent. The South Central San Antonio Community Plan identified this area for Transit-Oriented Development. Transit-Oriented Development is described in the plan as providing higher density land uses to encourage transit rider ship.

Approval. An MF-33 Multi-Family District designation may be applied to a use in a multi-family residential area located near supporting transportation and commercial facilities. The subject property is adjacent to MF-33 H RIO-5 Historic Multi-Family District, River Improvement Overlay across VFW Boulevard to the north, C-3 H RIO-5 Historic General Commercial District, River Improvement Overlay across Riverside Drive to the northeast and the San Antonio River to the southwest. The MF-33 H RIO-5 Historic Multi-Family District, River Improvement Overlay would be appropriate at this location. The subject property is to be developed in conjunction with the land across VFW Boulevard to the north.

CASE MANAGER : Pedro Vega 207-7980



ZONING CASE: **Z2005-004**

City Council District NO. 6

Requested Zoning Change

From: C-3 H RIO-5 To MF-33 H RIO-5

Date: January 4, 2005

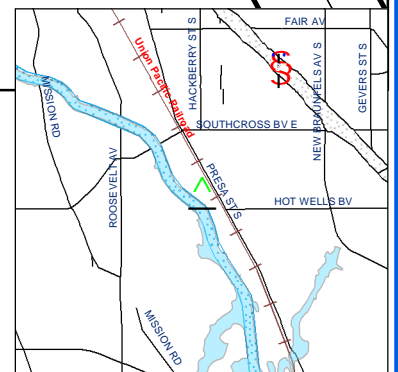
Scale: 1" = 300'

 **Subject Property**

 **200' Notification**



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CASE NO: Z2005006

Final Staff Recommendation - Zoning Commission

Date: January 04, 2005

Council District: 4

Ferguson Map: 681 E2

Applicant Name:

Baptist University of the Americas

Owner Name:

Barrett Brothers Interests

Zoning Request: From I-1 General Industrial District to RM-5 Residential Mixed District.

Property Location: 8.53 acre tract of land out of NCB 11186

Interstate 35 South Frontage Road

The southeast side of the Interstate 35 South Frontage Road

Proposal: Baptist University of the Americas

Neigh. Assoc. Patton Tareyton Tempo Neighborhood Association and South Southwest Neighborhood Association

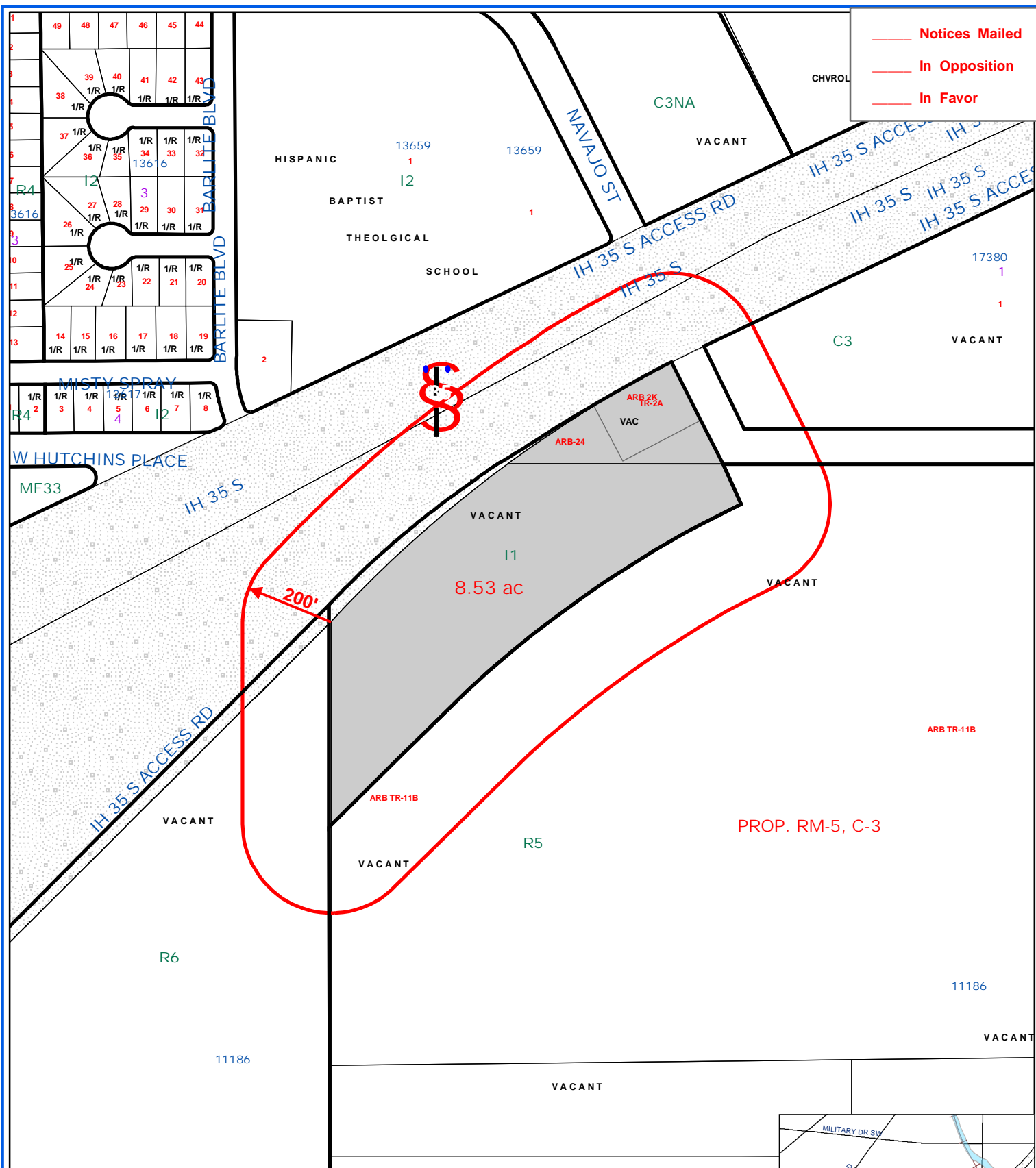
Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The 8.53 acre tract of land is undeveloped and will be located on the Interstate 35 South Frontage Road and West Hutchins Place (extension). All streets and access driveways provide safe and efficient movement of traffic to and from the proposed development. The subject property is adjacent to R-5 Residential Single-Family District to the southeast, R-6 Residential Single-Family District to the southwest and C-3 General Commercial District to the northeast. The RM-5 Residential Mixed District would be appropriate at this location. The subject property is associated with Zoning Case Z2004271, heard at Zoning Commission on December 7, 2004 (Recommended Approval). The 8.53 acre tract is part of the total proposed Baptist University of the Americas Campus Development. The current Baptist University of the Americas Campus is located across Interstate 35 South.

CASE MANAGER : Pedro Vega 207-7980



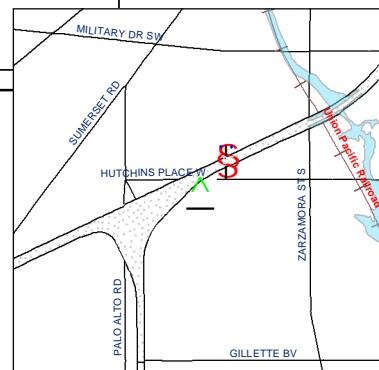
ZONING CASE: **Z2005-006**

City Council District NO. 4
Requested Zoning Change
From: I-1 To RM-5
Date: January 4, 2005
Scale: 1" = 300'

Subject Property
 200' Notification



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CASE NO: Z2005007

Final Staff Recommendation - Zoning Commission

Date: January 04, 2005

Council District: 4

Ferguson Map: 648 C8

Applicant Name:

Jacqueline A. Weeks

Owner Name:

Jacqueline A. Weeks

Zoning Request: From R-6 Residential Single-Family District to MH Manufactured Housing District.

Property Location: Lot 257, Block 8, NCB 15624

5407 Hayden Drive

On the north side of Hayden Drive between Van and Clegg Drive

Proposal: For manufactured home use

Neigh. Assoc. Hidden Cove/Indian Creek, Southwest Community Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The area is developed with a mix of site built and manufactured homes. There is existing MH zoning and use to the north, west and south. The property has an existing manufactured home. (An older model mobile home was replaced with the existing 1999 Fleetwood manufactured home prior to applying for a permit.)

CASE MANAGER : Fred Kaiser 207-7942



ZONING CASE: **Z2005-007**

City Council District NO. 4
 Requested Zoning Change
 From: "R-6" To "MH"
 Date: January 4, 2005
 Scale: 1" = 300'

Subject Property
 200' Notification



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